

WARRANTY DEED



20040924000527440 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/24/2004 09:43:00 FILED/CERTIFIED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Shaheen, Inc
10605 Hwy 31
Calera, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of one hundred fifty thousand dollars, to the undersigned grantor in hand paid by the grantee herein, all of which is the proceeds of a mortgage and note executed simultaneously herewith, the receipt whereof is acknowledged, **VULCAN OIL COMPANY, INC**, an Alabama Corporation, of P O Bx 100, 2042 Shannon-Oxmoor Road, Shannon, AL 35142, does grant, bargain, sell, and convey unto **SHAHEEN, INC**, an Alabama Corporation, of 10605 Hwy 31, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lots 4 and 5, Block 1, George's Subdivision of Keystone, as recorded in the Probate Office of Shelby County, Alabama, in plat book 3, pages 63 and 79 more particularly described as follows:

Begin at the SW corner of §25, Twp 20S, R3W run thence N 89°13'E along the S line of said § 258.5 feet to a point on the old right of way of US Highway 31; run thence at an angle of 75°33' left 340 feet to the original SW corner of Lot 4; run thence at an angle of 75°33' right 79.6 feet to a point on the new right of way of US Highway 31 for a point of beginning: Thence continue on a prolongation of said line 120.4 feet to the SE corner of Lot 4; run thence at an angle of 75°33' left 129.9 feet; run thence at an angle of 90° left 116.6 feet to a point on the highway right of way; run thence at an angle of 90° 160 feet along the highway right of way to the point of beginning.

The land is zoned for business under applicable zoning laws, and is not the homestead of the seller.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

Vulcan Oil Company, Inc, does for itself and for its assigns and successors covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its assigns and successors shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, VULCAN OIL COMPANY, INC, by and through its president, Todd A Sitton, has set its hand and seal, this 23 September 2004.

Witness:

Steven Sears

Todd A Sitton (Seal)
VULCAN OIL COMPANY, INC
BY TODD A SITTON, PRESIDENT

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Todd A Sitton, whose name as president of VULCAN OIL COMPANY, INC, an Alabama Corporation, is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority so to do, he executed the same voluntarily as and for the act of the said corporation on the day the same bears date.

Given under my hand and official seal this 23 September 2004.

Steven Sears
Notary public

